
HOUSING AND WORKS

HW301*

Local Government (Miscellaneous Provisions) Act 1960
Local Government Act 1995

Building Amendment Regulations (No. 3) 2007

Made by the Governor in Executive Council under section 433A of the Local Government (Miscellaneous Provisions) Act 1960 and section 9.60 of the Local Government Act 1995.

1. Citation

These regulations are the Building Amendment Regulations (No. 3) 2007.

2. Commencement

These regulations come into operation as follows:

- (a) regulations 1 and 2 — on the day on which these regulations are published in the Gazette;
- (b) the rest of the regulations — on 1 September 2007.

3. The regulations amended

The amendments in these regulations are to the Building Regulations 1989.

4. Part 10A inserted

After regulation 38H the following Part is inserted —

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Part 10A — Hot water systems and water use**38I. Hot water systems and water use: Building Code amended**

- (1) The Building Code Volume Two Appendix A Contents on page 621 is amended by deleting the box and the words in it and adding instead —

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WESTERN AUSTRALIA**Application of Western Australian additions****WA 1 — Hot Water Systems****WA 1.1 Performance Provision****WA 1.1.0 Performance requirement**

WA 1.2 Deemed-to-Satisfy Provision
WA 1.2.0 Hot water system standard
WA 1.3 Acceptable Construction Practice

WA 2 — Water Use

WA 2.1 Definitions
WA 2.1.0 Definitions
WA 2.2 Performance Provisions
WA 2.3 Performance Requirement
WA 2.3.0 Water use efficiency
WA 2.3.1 Water loss prevention
WA 2.3.2 Hot water use efficiency
WA 2.4 Deemed-to-Satisfy Provision
WA 2.4.0 Water use efficiency
WA 2.4.1 Swimming pool covers and blankets
WA 2.4.2 Hot water use efficiency
WA 2.5 Acceptable Construction Practice

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- (2) The Building Code Volume Two Appendix A Western Australia Additions (page 623) is amended by deleting “Western Australia has no additions to the Housing Provisions.” and adding instead —

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Application of Western Australian additions

This Appendix contains additional provisions for application in Western Australia as follows:

WA 1 — HOT WATER SYSTEMS

WA 1.1 PERFORMANCE PROVISION

WA 1.1.0 Performance requirement

A building’s hot water system including any associated components must produce low levels of greenhouse gases when heating water.

WA 1.2 DEEMED-TO-SATISFY PROVISION

WA 1.2.0 Hot water system standard

A hot water system must be one of the following —

- (a) a solar hot water system that —
- (i) complies with AS 2712-2002; and
 - (ii) has been tested in accordance with AS 4234-1994; and
 - (iii) achieves a minimum energy saving of 60% for a hot water demand level of 38 MJ per day for climate zone 3;
- (b) a gas hot water system that —
- (i) complies with AS 4552-2005; and
 - (ii) achieves a minimum energy rating of 5 stars in accordance with AS 4552-2005;

- (c) a heat pump hot water system that —
 - (i) complies with AS 2712-2002; and
 - (ii) has been tested in accordance with AS 4234-1994; and
 - (iii) achieves a minimum energy saving of 60% for a hot water demand level of 38 MJ per day for climate zone 3.

WA 1.3 ACCEPTABLE CONSTRUCTION PRACTICE

Compliance with Deemed-to-Satisfy provision of WA 1.2.0 satisfies the Performance Requirement WA 1.1.0 for a building.

WA 2 — WATER USE

WA 2.1 DEFINITIONS

WA 2.1.0 Definitions

The following definitions are used in this part —

potable water means water intended for human consumption supplied by the holder of an operating licence within the meaning given in the Water Services Licensing Act 1995 section 3.

WELS has the meaning given in the Water Efficiency Labelling and Standards Act 2005 of the Commonwealth section 7.

WA 2.2 PERFORMANCE PROVISIONS

Objective

The objective of these provisions is to reduce water demand by —

- (a) using water efficiently; and
- (b) minimising water wastage.

Functional statement

To reduce potable water demand a building is to be capable of —

- (a) using potable water efficiently; and
- (b) preventing excessive loss of potable water.

WA 2.3 PERFORMANCE REQUIREMENT

WA 2.3.0 Water use efficiency

A building must have features that, to the degree necessary, facilitate the efficient use of potable water appropriate to —

- (a) the geographic location of the building; and
- (b) the available potable water supply for the building; and
- (c) the function and use of the building.

WA 2.3.1 Water loss prevention

A building, including any water holding structure, must have features that, to the degree necessary, prevent the excessive loss of potable water appropriate to —

- (a) the geographic location of the building; and
- (b) the available potable water supply for the building; and
- (c) the function and use of the building; and
- (d) the effects of permanent features such as topography, structures and buildings.

WA 2.3.2 Hot water use efficiency

A building must have features that, to the degree necessary, facilitate the efficient use of hot water appropriate to —

- (a) the geographic location of the building; and
- (b) the available hot water supply for the building; and
- (c) the function and use of the building.

WA 2.4 DEEMED-TO-SATISFY PROVISION**WA 2.4.0 Water use efficiency**

- (a) All tap fittings other than bath outlets and garden taps must be a minimum of 4 stars WELS rated.
- (b) All shower heads must be a minimum of 3 stars WELS rated.
- (c) All sanitary flushing systems must be a minimum of 4 stars WELS rated dual flush.

WA 2.4.1 Swimming pool covers and blankets

An outdoor private swimming pool or spa associated with a Class 1 building must be supplied with a cover, blanket or the like that —

- (a) is designed to reduce water evaporation; and
- (b) is accredited with the Smart Approved Watermark under the Smart Approved Watermark Scheme governed by the Australian Water Association, the Irrigation Association of Australia, the Nursery and Garden Industry Australia and the Water Services Association of Australia.

WA 2.4.2 Hot water use efficiency

All internal hot water outlets (such as taps, showers and washing machine water supply fittings) must be connected to a hot water system or a recirculating hot water system with pipes installed and insulated in accordance with AS/NZS 3500:2003: Plumbing and Drainage, Part 4 Heated Water Services.

The pipe from the hot water system or recirculating hot water system to the furthest hot water outlet must not exceed 20 metres in length or 2 litres of internal volume.

WA 2.5 ACCEPTABLE CONSTRUCTION PRACTICE

Compliance with all of the Deemed-to-Satisfy provisions of WA 2.4.0 satisfies the Performance Requirement WA 2.3.0 for a building.

Compliance with all of the Deemed-to-Satisfy provisions of WA 2.4.1 satisfies the Performance Requirement WA 2.3.1 for a building.

Compliance with all of the Deemed-to-Satisfy provisions of WA 2.4.2 satisfies the Performance Requirement WA 2.3.2 for a building.

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By Command of the Governor,

M. C. WAUCHOPE, Clerk of the Executive Council.